



EAGLE MOUNTAIN CITY City Council Staff Report

JULY 16, 2013

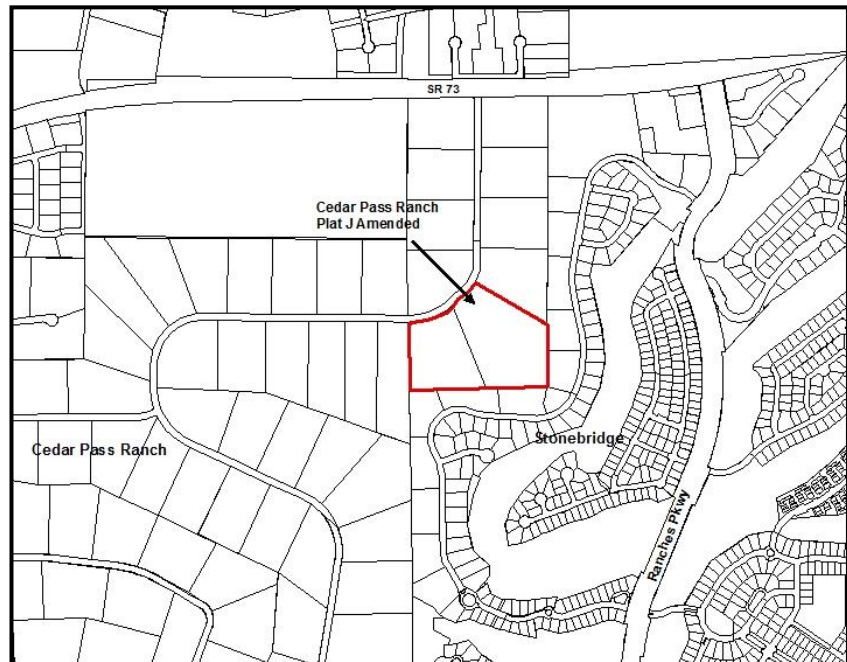
Project: Cedar Pass Ranch Plat J Amended Final Plat
Applicant: Glen Jensen et al.
Request: Final Plat Approval
Type of Action: Action Item; Consent Agenda
PC Recommendation: Approval 4-0 (1 absent)

Proposal

The Cedar Pass Ranch Plat J is a two lot subdivision plat recorded with Utah County in 1996. Lot 34 consists of 7.11 ac and lot 35 is 10.56 ac. The proposed amended subdivision plat consists of three lots ranging in size from 5.30 ac, 5.37 ac and 7.00 ac. This proposal splits lot 35 into two separate parcels, and amends lot 34 so that each new lot contains at least 150 feet of frontage. The owners of lot 34 sold a small piece of land to the applicant which allows the new lots to comply with the City's code. The applicant has gone through the Cedar Pass Ranch HOA and obtained approval to file an amended plat J with the City and Utah County. The applicant was required by the HOA to notice and obtain a vote of approval from the current property owners within the Cedar Pass Ranch development. The proposal was approved by the homeowners.

Utilities

City Staff has requested that the applicant submit a utilities plan showing the existing and proposed utilities for water and sewer. Also the applicant will need to verify the locations of the utility stubs/meters in relation to the property lines. The applicant can work with the public works department to resolve these concerns.



Recommended Conditions of Approval

1. Utility Plan showing existing and proposed (water and sewer connections).
2. Culvert under driveways.
3. Verify locations of utility stubs/meters in relation to property line.
4. Water rights required before recordation of the plat.
5. Every portion of the house has to be within 150 ft of the road or an additional access road would be required to the house.
6. Submit engineer's estimates for the development agreement.

Attachments: Recorded Final Plat, Proposed Final Plat